

SITE PLAN

"CREEDMOOR" CAMPUS

I. **PHYSICAL AND EDUCATIONAL BACKGROUND**

A. **General Building Information**

Contact Person(s): Ms. Claire McIntee, Superintendent
District No. 26
61-15 Oceania Street
Bayside, NY 11364
Tel. (718) 631-6900

Building Address: Block # 7870; Lot # 60 (Portion)
(Creedmoor Hospital Site)

B. **Size**

Site Area: Sq. Ft.
Approximate Gross Area: 85,950 Sq. Ft.

C. **Educational Program**

This new building will provide for a 650 seat school pre-K to 5th grade educational spaces.

D. **Adjusted School Capacity:**

(As per OSP Utilization Formula) 704

E. **Projected Staff Size**

Pedagogical:
Custodial:
Clerical:
Kitchen:
Security:
Non-pedagogical:

TOTAL: —

II. SITE PLAN SKETCH

III. SPECIFIC EDUCATIONAL FEATURES

N/A

IV. SPECIAL DESIGN CONSIDERATIONS

A. Site: The following educational considerations must be addressed in the Pre-Schematic Submission:

1. Pedestrian and vehicular routes
 - a. BOE priority is for pedestrian and vehicular circulation to kept be kept separate. If site restrictions prevent separate areas, dual use of playground for vehicular access should be considered, and safety precautions developed. All site design aspects should be planned to insure safety.
 - b. Access for fire vehicles must meet code requirements and must be identified on both site and building drawings.
 - c. Access for service vehicles and design of loading areas shall be clearly identified and completely separated from pupil areas.
2. Maximize security features. Refer to BOE Educational Design Requirements.

Site, Lighting and Positioning of Building – security control measures shall be proposed by the Designer for each potential problem specific to this site.
3. Landscaping: conceptual design

Landscaping and shrubbery should:
 - a. be planned for beautification of the site
 - b. provide a barrier around the building to prevent defacing of surfaces
 - c. require low maintenance
 - d. not provide hiding places
 - e. be consistent with BOE requirements.
4. Impact of micro climate, natural light and noise on building operations. Appropriate measures (devices, considerations) shall be proposed by the Designer for any problems or assets to this site.

V. GENERAL DESIGN REQUIREMENTS

Interior

- a) SCA shall insure that building efficiency is maintained in new designs. OCA considers a building to be efficient when the programmed space is 65% of the building, and core space is 35% of the building.
- b) SCA shall ensure the efficiency of core spaces by sizing stairwells and corridors , according to BOE dimensions. Entrance lobby, foyer and hallway areas should be minimized to ensure efficiency.
- c) OCA maintains guidelines for the square footage allocation preferred for each pupil. These guidelines have been applied in this document. SCA shall include calculations in the Pre-Schematic Submission that respond to BOE guidelines, in square feet and percentages.
- d) Deviations from a) and b) above, either the percentage of core space, the per pupil space allocation or the total gross square footage, must be resolved during the Schematic design stage of the project.
- e) All designs must reflect attached BOE Educational Design Requirements. If there is a conflict with SCA standards, they must be resolved by the Preliminary stage.
- f) All design should maximize use of natural light and ventilation in rooms of instruction.
- g) In matters of project cost, BOE requirements on pupil safety, and on educational or operational efficiency of the building shall prevail.
- h) All costs involved, in nonstandard rooms, shall be determined by the Preliminary Submission.

VI. AUTHORIZED SCOPE OF PROJECT

The authorized scope of work for this project shall meet all standards and guidelines for a new school building.

A. Building Systems and Physical Proposal

As per current SCA/BOE approved design standards and specifications.

B. Americans with Disabilities Act (A.D.A.)

This project shall meet the A.D.A. requirements.

C. Educational Design and Telecommunication Requirements

- Educational Design

The scope of this project shall incorporate all applicable sections from the BOE Educational Design Requirements.

- Communications

As per current SCA/BOE approved standards.

VII. OUTDOOR AREAS

A. Playground

Provide a play yard at 30 square feet per child [excluding pre-kindergarten and kindergarten pupils] separated from the early childhood playground.

B. Early Childhood Playground

Provide feasibility study and cost for 3,000 square feet fenced playground with direct Level access from kindergarten area.

VIII. ROOM DESIGN REQUIREMENTS

For all new buildings, the Designer shall provide with the Pre-Schematic Submission three (3) conceptual sketch options reflecting the Program of Requirements detailed in Section X.

When considering individual rooms, the Designer is required to include a detailed quarter-inch scale layout for all rooms. The Layout Number column that appears in the Detailed Program of Requirements provides information on availability of room layouts for the SCA reference.

Non-Standard Rooms

For nonstandard rooms, assigned the letter "D," Designer shall design the room layout directed by the information on the "Room Planner" documents, or as provided by OCA Project Liaison, since no standard exists. These 1/4" scale layout shall be presented with the Schematic Submission.

Standard Rooms

The Designer is referred to detailed sketches provided by BOE as guidelines for room design. Most design and security requirements are specified on these layouts. Each room layout has been assigned a number and its own list of the standard furniture provided by BOE Bureau of Supplies. Items to be supplied by SCA contractor are also identified and must be included in contract documents. These layouts shall be included in the 60% Submission.

The Room Layout column that appears in the Section X [Detailed Program of Requirements for New Building], provides information on availability of room layouts, as follows:

- | | |
|---------|---|
| 1.1* | Refers to BOE 1971 Basic Room Layouts, by reference number, for room requirements. |
| P11-20* | Refers to BOE Room Planning Standards. Floor plan design is available. |
| C | No layout is available, but a comparable room exists at a BOE Facility. Contact Project Liaison. |
| D | Refers to a nonstandard room. <u>No</u> layout is available. New design is required (Contact OCA Project Liaison for Room Planner). |

* 1.1 and P11-20, are used as examples only.

IX. PLAN FOR ARTWORK

The Designer shall make provisions to accommodate permanent public art that will be integrated in the design of the new building. The Designer will be responsible for writing the specifications for materials, structure and lighting to accommodate the artwork. When possible, the artist will begin working on the project at the end of Schematics. The Designer will be required to work cooperatively with the artist in the development of the art project, and shall follow the directions of the BOE/PAPS when implementing the scope of work for the art project.

X. DETAILED PROGRAM OF REQUIREMENTS FOR A NEW 650 PUPIL PRIMARY SCHOOL

ROOM LAYOUT	ROOM TYPE	NO. OF			UNIT AREA [SQ. FT.]	TOTAL NET AREA
		UNITS	PER UNIT	TOTAL		
<u>10-19 INSTRUCTION</u>						
<u>10 - GENERAL</u>						
P10-10	Pre-Kindergarten (2 half-day groups @ 18 kids)	2	36	72	875	1,750
P10-11	Kindergarten	4	20	80	1,000	4,000
P10-13	Learning Center Classrooms - Grade 1	4	20	80	750	3,000
P10-13	Learning Center Classrooms - Grade 2	4	20	80	750	3,000
P10-14	Typical Classrooms - Grade 3	4	20	80	750	3,000
P10-15	Typical Classrooms - Grade 4	4	31	124	750	3,000
P10-15	Typical Classrooms - Grade 5	4	31	124	750	3,000
P10-17	Special Education Classrooms	2	15	30	500	1,000
D	Citywide Special Education Classrooms	5	12	60	550	2,750
<u>11-SCIENCE</u>						
	Science Resource Center Classroom	1	31	31	750	750
	Science Resource Center Prep / Workroom	1	---	---	250	250
<u>12-ART & MUSIC</u>						
P12-10	Art Classroom	1	31	31	1,125	1,125
P12-70	Art Workroom / Storage	1	---	---	150	150
<u>15-COMPUTER</u>						
P15-20	Computer Classroom	1	31	31	1,000	1,000
<u>17 - RESOURCE</u>						
P17 - 11	Reading Resource Room	1	--	--	375	375
P17 - 12	Speech Resource Room	1	--	--	375	375
P17 - 17	Citywide Special Education ADL Room	1	--	--	750	750
D	Citywide Special Education Speech Office	1	--	--	500	500

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<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [SQ. FT.]</u>	<u>TOTAL NET AREA</u>
<u>21-29 LARGE GROUPS</u>						
<u>20- ASSEMBLY AREA</u>						
P20-00	Assembly Area	1	---	---	---	4,375
P20-10	Seating Area (300 seats)	1			2,500	
P20-20	Platform	1			900	
P20-30	Orchestra Area	1			375	
P20-70	Utility Room	1			375	
P20-80	Storage Room	1			125	
P20-82	Scaffold Storage	1			100	
P13-50	Music Teacher's Office	1	---	---	250	250
P13-80	Music Instrument Storage (adjacent to Auditorium)	1	---	---	150	150
<u>21- HEALTH & PHYSICAL EDUCATION</u>						
3.2	Gymnasium	1	---	---	3,000	3,000
P21-80	Gymnasium Storeroom	1	---	---	150	150
3.2.1	Health Instructor's Office w/Shower & Toilet	1	---	---	250	250
<u>22 - LIBRARY</u>						
	Library Complex	1	---	---	2,340	2,340
<u>23 - LOBBY/MAIN ENTRANCE</u>						
P23-10	Lobby	1	---	---	[as feasible]	

X. DETAILED PROGRAM OF REQUIREMENTS FOR A NEW 650 PUPIL PRIMARY SCHOOL

<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [SQ. FT.]</u>	<u>TOTAL NET AREA</u>
<u>30-39 PUPIL PERSONNEL SERVICES</u>						
<u>30 - GUIDANCE</u>						
P30-00	Guidance Suite	1	---	---		535
P30-50	Guidance Office	2	(125 Sq.Ft. each)		250	---
P30-70	Guidance Conference Room	1			150	---
P30-80	Guidance Store Room	2			60	---
P30-90	Guidance Waiting Room	1			75	---
<u>31-SBST</u>						
P31-00	SBST Suite	1	---	---		375
P31-50	SBST Office	2	(100 Sq.Ft. each)		200	---
P31-70	SBST Interview/Conference Room	1			100	---
P31-90	SBST Store Room	1			75	---
<u>32-MEDICAL</u>						
P32-00	Medical Suite	1	---	---	---	455
P32-40	Medical Suite Toilet	1			30	---
P32-50	Nurses' Office / Waiting Room	1			250	---
P32-60	Examination Room	1			100	---
D	Medical Suite Shower/Changing Room				75	---
D	Citywide Special Education OT Office	1	---	---	250	250

X. DETAILED PROGRAM OF REQUIREMENTS FOR A NEW 650 PUPIL PRIMARY SCHOOL

<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [SQ. FT.]</u>	<u>TOTAL NET AREA</u>
<u>40-49 ADMINISTRATION</u>						
<u>40-ADMINISTRATIVE</u>						
P40-00	Administration Suite	1	---	---	---	1,150
P40-10	General Office/Waiting Room	1			400	---
P40-10	Teachers' Mail & Time Room	1			100	---
P40-90	Duplicating Room	1			150	---
P40-80	Records Room	1			110	---
P40-50	Principal's Office w/Conference Area & Toilet	1			375	---
2.8	Sound System Closet	1			15	---
P42-50	Supervisory Offices	2	---	---	250	500
<u>43-STAFF AREAS</u>						
P43-40	Teachers' Workroom/Lounge w/Toilet	1	---	---	375	375
	Educational Aide's Locker Room	1	---	---	250	250
<u>49-COMMUNITY ACTIVITY</u>						
P49-10	Parents / Community Room	1	---	---	375	375

X. DETAILED PROGRAM OF REQUIREMENTS FOR A NEW 650 PUPIL PRIMARY SCHOOL

<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [SQ. FT.]</u>	<u>TOTAL NET AREA</u>
<u>50-59 FOOD SERVICES</u>						
<u>50-GENERAL</u>						
P50-10	Students' Dining Area (110% Capacity / 3*12 Sq. Ft.)	1	258	---	3,098	3,098
6.2	Staff Lunch Room	1	---	---	500	500
<u>51-KITCHEN</u>						
P51-00	Kitchen Complex	1	---	---	3,500	3,500
P51-10	Kitchen	1				
	Help Locker Room / Female w/Toilet	1				
	Help Locker Room / Male w/Toilet	1				
P51-50	Dietitian's Office	1				
P51-80	Food Storage	2				
	Trash Refrigerator					
<u>60-69 PLANT OPERATIONS & SECURITY</u>						
<u>60-GENERAL CUSTODIAL</u>						
P60-40	Custodian/Security Locker Room M/F	2	---	---	150	300
P60-50	Custodian's Office	1	---	---	250	250
5.14	Custodian's Workshop	1	---	---	375	375
P60-80	Custodian's Storage	1	---	---	375	375
P60-70	Janitor's Sink Closet			[1 per floor]		

X. DETAILED PROGRAM OF REQUIREMENTS FOR A NEW 650 PUPIL PRIMARY SCHOOL

<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [SQ. FT.]</u>	<u>TOTAL NET AREA</u>
80-89 STORAGE / GENERAL SUPPORT						
80-INSTRUCTIONAL						
P80-10	Large Book Storeroom	1	---	---	500	500
P80-11	Small Book Storeroom (or 1 per floor)	3	---	---	250	750
81-ADMINISTRATIVE						
P81-41	Audio-Visual / Secure Storeroom	1	---	---	375	375
85-CUSTODIAL						
7.5	Receiving & General Supply	1	---	---	500	500
10.1	Grounds Equipment Storeroom	1	---	---	125	125
P82-10	Telecommunications Room	1	---	---	150	150
	Telecommunications Switch Closet			(1 per floor)		
	TV Distribution Rack Closet	1	---	---	15	15
P85-80	Furniture Storeroom	1	---	---	500	500
TOTAL ADJUSTED CAPACITY					704 Pupils	
(As per OSP Utilization Calculations)						
TOTAL PROGRAMMED AREA (65% Gross)					[65%]	55,868
TOTAL CORE AREA (35% Gross)					[35%]	30,083
TOTAL GROSS AREA (100%)					[100%]	85,950
TOTAL SQ. FT. PER PUPIL				122		

Allee
King
Rosen &
Fleming, Inc.

Environmental and Planning Consultants
17 East 29th Street • New York, New York 10016-8022

TEL: 212/696-0670

FAX: 212/213-3191

MEMORANDUM

TO: Tami Rachelson, Beth O'Donnell

FROM: Sara Taplitz

RE: Creedmoor School Complex

DATE: October 29, 1999

Attached please find tables showing the tentative traffic assignments and modal split for the 3 different schools on the Creedmoor site. Please let me know of any modifications that you think should be made. Once we have confirmed the modal split and assignments, we'll be able to proceed with the rest of the traffic chapter. Please note that on the modal split data for high school students we were uncertain about the busing for the high school students. Call me if you have any questions. Thanks.

Table 1
Modal Split Data for Elementary School

Travel Mode	Students	
	To School (Percent)	From School (Percent)
Walk	10	10
Automobile	20	20
School Bus/Van	70	70
Public Transit	0	0
Automobile Vehicle Occupancy Rate: 1.3		
Travel Mode	Staff To and From the Elementary School (Percent)	
Walk	5	
Automobile	85	
Public Transit	10	
Automobile Vehicle Occupancy Rate: 1.2		

PS 650
CSD 26

Table 2
Modal Split Data for Intermediate School

Travel Mode	Students	
	To School (Percent)	From School (Percent)
Walk	12	12
Automobile	20	20
School Bus/Van	65	65
Public Transit	3	3
Automobile Vehicle Occupancy Rate: 1.3		
Travel Mode	Staff To and From the Intermediate School (Percent)	
Walk	5	
Automobile	85	
Public Transit	10	
Automobile Vehicle Occupancy Rate: 1.2		

IS 900
CSD 29

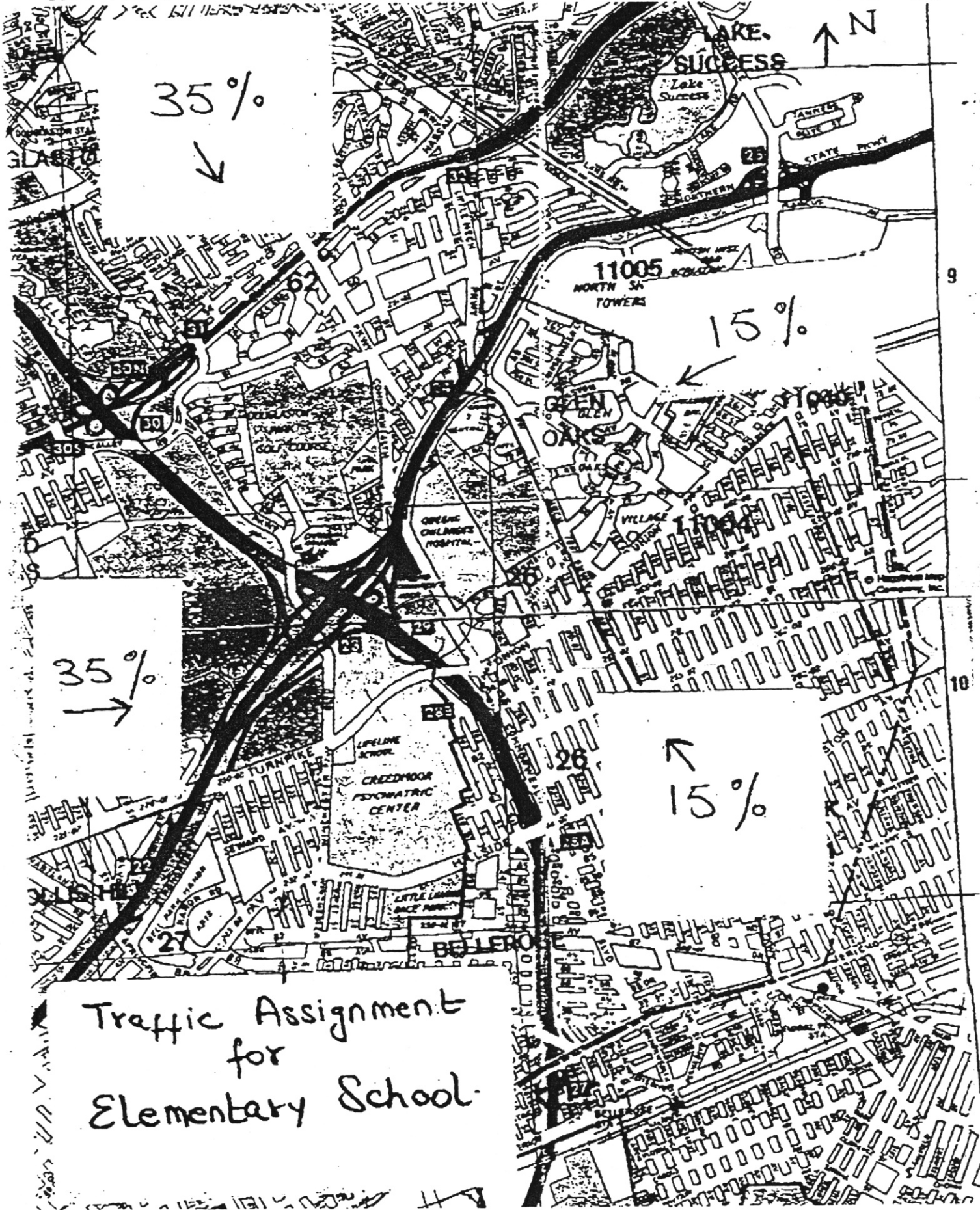
Table 3
Modal Split Data for High School

Travel Mode	Students	
	To School (Percent)	From School (Percent)
Walk	15	15
Automobile	30	30
School Bus/Van	40*	40*
Public Transit	15	15
Automobile Vehicle Occupancy Rate: 1.3		
Travel Mode	Staff To and From the High School (Percent)	
Walk	5	
Automobile	85	
Public Transit	10	
Automobile Vehicle Occupancy Rate: 1.2		

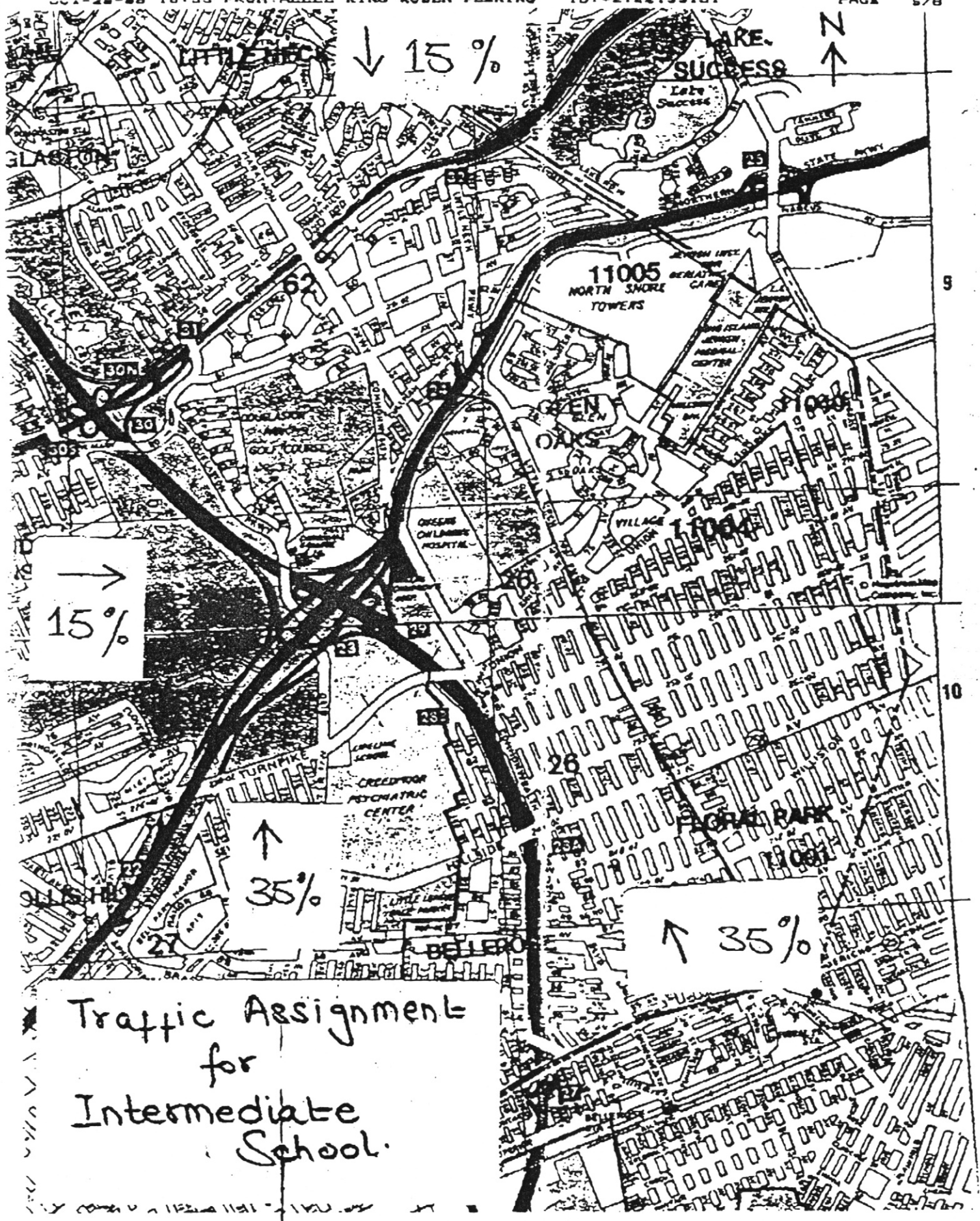
HS
100% seat

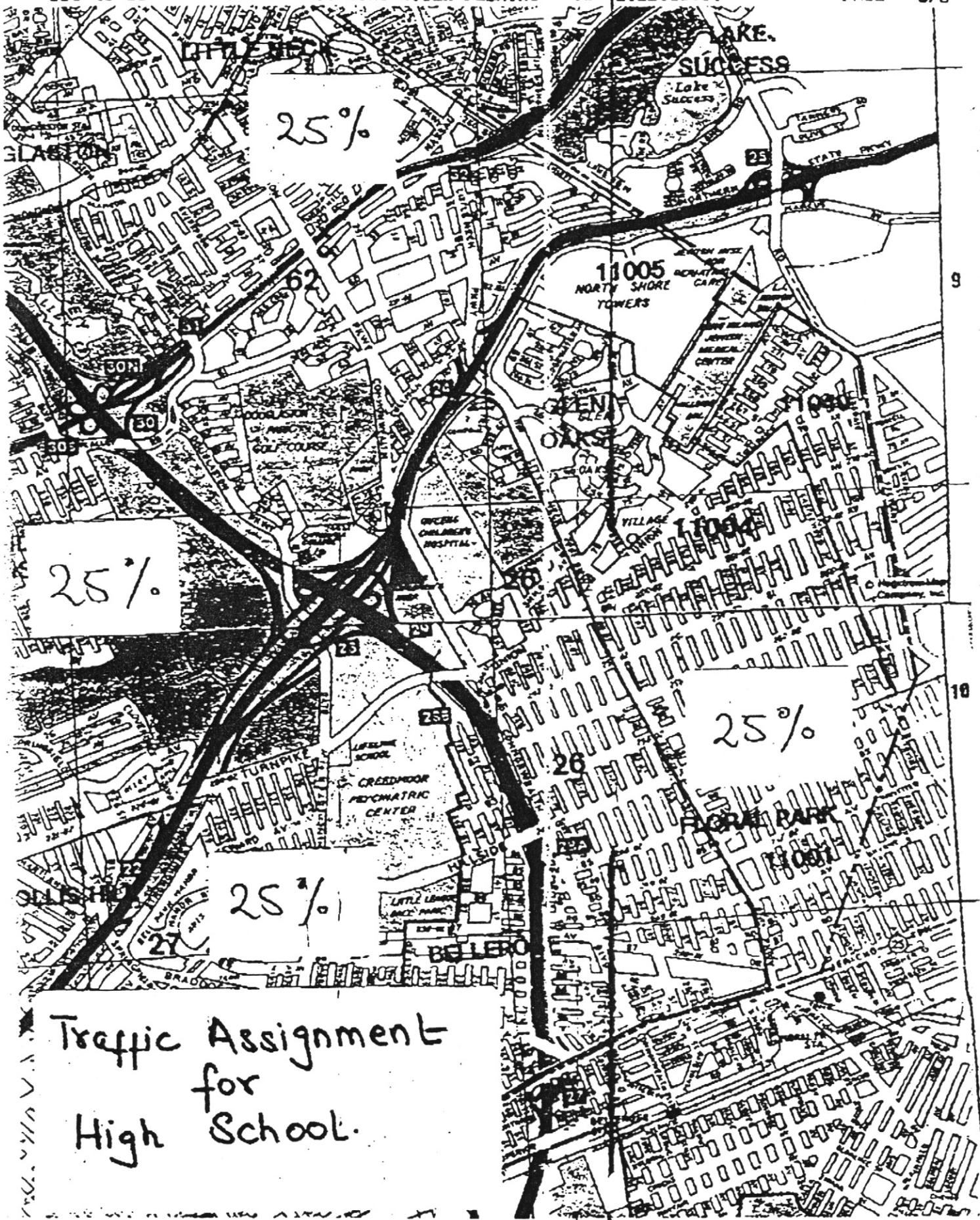
Note:

* To be confirmed with the SCA



Traffic Assignment
for
Elementary School.







January 4, 2000

Ms. Sharon Maurer, President
Community School Board 26
61-15 Oceania Street
Bayside, New York 11364

Re: **Creedmoor Schools Site**
New 1000 Seat High School - Queens
New 650 Seat PS - Community School District 26
New 900 Seat IS - Community School District 29

Dear Ms. Maurer:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 7870, Lot 60 (portion), and any other property in the the immediate vicinity which may be necessary for the proposed project, in the borough of Queens for the construction of a 1000 seat High School, a **650 seat elementary school for Community School District 26** and a 900 seat intermediate school for Community School District 29.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected school board on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or the Board of Education at this hearing. You may wish to hold this hearing jointly with Community Board 13, which also will be conducting a hearing on this matter.

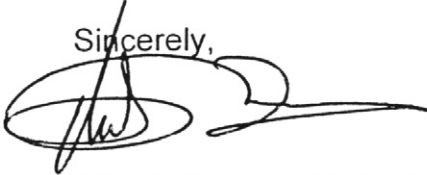
In addition, §1731.3 states that within forty-five (45) days of this notice, each affected school board shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, the Site Plan, and the Alternate Site Analysis for this proposed action. The Authority will receive public comments on this proposed action until February 18, 2000. All comments received regarding this proposed action will be considered by the Authority in connection with its final decision regarding this action.

30 - 30 Thomson Avenue
Long Island City, NY 11101-3045
TEL 718 472-8000
FAX 718 472-8840
Web Site: www.nycsca.org

Ms. Sharon Maurer, President
January 4, 2000
Page 2 of 2

If you require any additional information, please do not hesitate to contact Mr. Ross J. Holden, Vice President and General Counsel at (718) 472-8220.

Sincerely,

A handwritten signature in black ink, appearing to read 'Milo E. Rivero', with a large, sweeping flourish extending to the right.

Milo E. Rivero, Ph.D., P.E.
President & CEO

MER:
Attachments

cf: Rudolph F. Crew, Chancellor
Ross J. Holden, Vice President and General Counsel
Claire McIntee, Superintendent Community School District 24
Sally Martino Fisher, District Manager - Community Board 13
Leroy Comrie, Jr., President - Community School Board 29
Michael Cinquemani, Superintendent Community School District 29
Patricia Zedalis, Chief Executive for School Facilities

NOTICE OF FILING

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 7870, Lot 60 (portion) and any other property in the immediate vicinity which may be necessary for the proposed project, located in the borough of Queens, to be used to construct a 650 seat elementary school for Community School District 26, a 900 seat intermediate school for Community School District 29 and a 1000 seat high school. Site plans and a summary thereof, for the proposed action are available at:

New York City School Construction Authority
30-30 Thompson Avenue
Long Island City, New York 11101

Attention: Ross J. Holden

Comments on the proposed actions are to be sent to the New York City School Construction Authority at the above address and will be received until February 18, 2000.

For publication in the Daily News and City Record on January 4, 2000.

CREEDMOOR

New 1000 Seat High School - Queens

New 650 Seat PS - Community School District 26

New 900 Seat IS - Community School District 29

ALTERNATE SITE ANALYSIS

No other sites were sought since this unique site is sufficient in size to offer the opportunity to build (at a single location) three different schools: one (1) elementary school of 650 capacity and one (1) intermediate school of 900 capacity and one (1) high school of 1000 capacity. This site is large enough to allow the creation of an "educational park" to service both Community School Districts 26 and 29, as well as the Queens High School Division.